News and Comment of Urban and Suburban Realty Market

Tax Remission Suggested to Help **Building Activity**

John J. Murphy Believes in a member of such a body. emption From 10 to 12 On Seventh Ave. Corner Years on New Structures

present circumstances. This is natural, because they feel that there be later a considerable rein wages or cost, the contracts would involve thme in heavy As a solution there are but two the contracts when the contracts would involve the contracts would involve the contracts would involve the contracts would involve the contracts when the contract of the contract the Drive, and immediately wil lered a six-story elevator apartment house that the state and city continue line every man who dares to build buse? But that is substantially what

It costs to-day thirty-five per cent re to construct a building than it I three years ago. If the state Leg-

REAL ESTATE

TEX & CO.

JOHN L. PARISH

HESS Business Property

REAL ESTATE BOROUGH OF MANHATTAN

FOR SALE POSSESSION IN 90 DAYS 5 Story LOFT Building EXTRA HEAVY CONSTRUCTION

171-175 8th Ave., Corner 19th St., SIZE 69.8x104. Frederick Brown

WESTCHESTER COUNTY

ne of the Largest Savings Banks in New York City Is Adver-tising the Following:he advantages of Owning a Homers never more evident than now. Th

The Housing Question Is a Serious One To-Day. VOUR OWN HOME AT

SCARSDALE EDGEMONT SECTION THE FINEST SUBURB NEAR NEW YORK

Here is an opportunity of buying the finest building plot; electricity, water, sewers, near schools, right at the sta-tion, 40 minutes to New York City.

Scarsdale-Edgemont Corp. Madison Av., New York City TEL. GRAMERCY-2577.

AT LAKE MAHOPAC CALIFORNIA BUNGALOWS

Mahopac Point Corp., 1 Madison Ave.

LONG ISLAND

Plandome Estates. Amid the beautiful woodland hills of the North Shore of L. L. 46 minutes express from Penn, R. R. Station, New York. Three beautiful homes ready for recursive. COLONIAL ENGLISH \$39,500

SOUTHERN COLONIAL \$26,000 HOLLOW THE STUCCO TERMS TO SUIT.
At Plandome Station, short dis-

August Janssen, 34 W. 30th, N. Y. Madison Square 3207.

NEW JERSEY SUMMER HOMES

Asbury Park MILAN ROSS AGENCY

ary Park (Phone 406-407) Allechuret EXSIDENCE, six large rooms and bath every modern improvement except gas the terms to soit. FRED H. HERRING

FURNISHED HOUSES TO LET

housing conditions in West Orange, where the Edison plant is located, employing 7,000 men and women. She urged the formation of a central organization, to encourage building, and pointed out that in that town alone there is needed 200 one-family houses, the further said that family houses. She further said that to Change Hands

H. S. Clark House on 5th Avenue Is Sold City to Come Down City to Come Down Structure in William St. Was Space Shortage in Financial Zone Forces Location in Washington's Headquarters

Oldest Building in City to Come Down Locates on Park Row Space Shortage in Financial Zone Forces Location in Outside District

a Law Allowing an Ex- Portman Buys Two Flats

story elevator apartment houses, cupying the triangular plot at Seventh forwards of housing problem in the at a conference on Americal and St. Nicholas avehues and 115th Street, have been bought by Tsaac Portant and St. Nicholas avehues and 115th Street, have been bought by Tsaac Portant and St. Nicholas avehues and 115th Street, have been bought by Tsaac Portant and Street, have been bought by Tsaac Portant and Street, and have a formage, last week, univertion of the patriotic bulk cast Orange, last week, univertion of the patriotic bulk cast Orange, last week, univertion of the patriotic bulk cast Orange, last week, univertion of the patriotic bulk cast Orange, last week, univerted to a forward the street of the street of the street. They have a rear line of about 108 feet. There are five stores on the St. Nicholas Avenue, 15.9 feet on 115th Street, and have a rear line of about 108 feet. There are five stores on the St. Nicholas Avenue, 15.9 feet on 15th Street, and have a rear line of about 108 feet. There are five stores on the St. Nicholas Avenue, 15.9 feet on 15th Street, and have a rear line of about 108 feet. There are five stores on the St. Nicholas Avenue, 15.9 feet on 15th Street, and have a rear line of about 108 feet. There are five stores on the St. Nicholas Avenue, 15.9 feet on 15th Street, and have a rear line of about 108 feet. There are five stores on the St. Nicholas Avenue, 15.9 feet on 15th Street, and have a rear line of about 108 feet. There are five stores on the St. Nicholas Avenue, 15.9 feet on 15th Street, and have a rear line of about 108 feet. There are five stores on the St. Nicholas Avenue, 15.9 feet on 15th Street, and have a rear line of about 108 feet. There are five stores on the St. Nicholas Avenue, 15.9 feet on 15th Street, and have a rear line of about 108 feet. There are five stores on the St. Nicholas Avenue, 15.9 feet on 15th Street, and have a rear line of about 108 feet. They have the fourth Street are five stores on the St. Nicholas Avenue, 15.9 feet on 15th Street,

did three years ago. If the state Legislature would enact a law permitistature would enact a law permitistature would enact a law permitistature would enact a law permitistature, has now sold the property to the Little Sisters of the Assumption for a new home. The Stuyvesant to for a new home. The Stuyvesant square was permitistature, on a plot 43x103.2, and had been erected when Stuyyesant Square was the exclusive residence centre of the city. The family had owned the property for 100 years.

Mrs. Thomas A. Edison told of the 19th Street Loft Figures in

Deal for New Jersey Property Frederick Brown has resold through S. Osgood Pell & Co. and E. H. Peck 37 West Nineteenth Street, a seven-story loft building, on a lot 25x92, acquired by the seller about three weeks ago. The buyer gave in part payment four three-story frame dwellings on Edgewater and Abbott avenues and Linden Court, Ridgefield Park, N. J., on plots having frontages ranging from 64 to 110 feet. Mr. Brown also sold to Jacob Unger through A. L. Meyer 1363 Avenue A, a five-story flat, on a lot 25x100, having two stores.

Brokers in 5th Ave. Flat Deal Oscar D. & Herbert V. Dike were the brokers in the sale to Frederick Brown o 1359 and 1361 Fifth Avenue, made by Everett B. Meeks and Harold A. Meeks, owners. Robert A. Martin was associate broker.

8th Ave. Flats for Investor The H. M. Weill Company has sold or the Franklin Savings Bank to the formond Realty Company, S. Meyers, pormond Rearry Company, 6. Reserves president, the two five-story tenements with stores, at 2447 and 2449 Eighth Avenue, on lot 26.6x120 each. The purchaser has bought for speculation.

Operators Buy Bronx Dweilings | Southampton Cottages The Hudwill Corporation, Hudson P.

Harold L. Lewis has sold for John B. Dexheimer the southwest corner of Old Broadway and 130th Street, a three-story building on a lot 25x92, to the George J. Schnatz Iron Works, which owns adjoining property on Old Broadway. The property was last transferred in 1857.

Tall Hotel for West End Ave. George F. Pelham has prepared plans for a fourteen-story hotel to be erected at the northeast corner of West End avenue and Ninety-fourth Street for the 700 West End Avenue Corporation (David Zipkin, president). The building will occupy a plot 44x100 and will cost about \$250,000.

Tenants for Flats

Douglas L. Elliman & Co. have leased apartments at 969 Park Avenue, corner of Eighty-second Street, to W. B. Symmes, jr.; at 106 East Eighty-fifth Etreet to Edward Benneche; at 144 East Fifty-sixth Street to Townsend Lawrence; at 156 East Seventy-nighth Street to Jacopeh S. Stout; and an office at 279 Park Avenue to Dr. Charles M. Cole.

G. W. Gustus to Go It Alone George W. Gustus, for many years associated with Pease, & Elliman, and late of the office of Samuel J. Tankoos, has branched out for himself. He reported yesterday his first sizeable deal, a lease of the upper part of the building at 214 West Thirty-fourth Street, which will be converted into apartments. When alterations are completed Mr. Gustus will occupy the first floor for his own offices, for the purpose of conducting, a general real estate brokerage business.

Sherry's Catering Co.

Rents on Fifth Avenue The Douglas Robinson, Charles S.
Brown Company has sub-leased for
the Wright-Marvin Aircraft Company
the store and basement at the southeast corner of Fifty-eighth Street and
Fifth-Avenue, in the Mary Mason Jones
estate block, to the Louis Sherry Company. Mr. Sherry has sold his husiness to the Sherry company, of which he is president. It will take care of the catering business developed by Mr. Sherry.

Delancey Street Tenement Sold Bertha Levy has sold to the 130 De-lancey Street Corporation, formed at Albany with H. Fulton, H. Memdes and A. Burasch as directors, the six-story tenement on a low 25.3x51.8 at 130 De-lancey Street.

William B. May & Co., associated with E. S. Willard & Co., have sold the any other structure now in New York to 10-foot white marble residence at the yellow front brick building at 122 william Street must go the way many of a client, who will occupy it. The manded their space.

E. Martin and a small group of other building managers, who realized the necessity of organizing for the mutual protection of owners of buildings whom they represented.

A dinner meeting of the association will be held at the Park Avenue Hotel, Park Avenue and Thirty-second Street, to-night at 6:30 o'clock, Robert L. Moran President of the Board of Aldermen, will address the meeting.

on "Communication in the Great War, by H. J. Carroll, of the New York Tele

ose president, has bought from J. allan a two-family frame dwelling at 57 East 201st Street; also from John lood, through M. Buckley, two-family for Schermerhorn reports leasing for Mrs. John S. Thacher her cottage of the Little Plain Road. To Oppose 5th Ave. Flats

The Committee for the Protection of the Park Section of Fifth Avenue, Michael Dreicer, chairman, will hold a luncheon meeting to-day in the Waldorf-Astoria at noon to advance the campaign to prevent further construction of apartment houses on Fifth Avenue by securing an amendment of the zoning resolution so as to restrict building heights to seventy-five feet. A large attendance is expected.

Old Broadway Plot Sold

To Oppose 5th Ave. Flats

for Mrs. John S. Thacher her cottage on Gin Lane and Little Plains Road to Mrs. David Crawford Clark; for Mrs. J. Metcalfe Thomas The Dunes, on the ocean, to Charles A. Bangs; for the Markoc estate, Sunnymede, in Main Street and Gin Lane, to John Aspergren; for Mrs. James T. Kilbreth, Daisyfields, in First Neck Lane, to Mrs. Riley Miles Gilbert; for John G. Peck a cattage at Herrick and Little Plains Road to Mrs. David Crawford Clark; for Mrs. J. Metcalfe Thomas The Dunes, on the ocean, to Charles A. Bangs; for the Markoc estate, Sunnymede, in Main Street and Gin Lane, to John Aspergren; for Mrs. James T. Kilbreth, Daisyfields, in First Neck Lane, to Mrs. Riley Miles Gilbert; for John G. Peck a cattage at Herrick and Little Plains Road to Mrs. David Crawford Clark; for Mrs. J. Metcalfe Thomas The Dunes, on the ocean, to Charles A. Bangs; for the Markoc estate, Sunnymede, in Main Street and Gin Lane, to John Aspergren; for Mrs. James T. Kilbreth, Daisyfields, in First Neck Lane, to John G. Peck a cattage at Herrick and Little Plains Road to Mrs. David Crawford Clark; for Mrs. J. Metcalfe Thomas The Dunes, on the Mrs. David Crawford Clark; for Mrs. J. Metcalfe Thomas The Dunes, on the Mrs. David Crawford Clark; for Mrs. J. Metcalfe Thomas The Dunes, on the Mrs. David Crawford Clark; for Mrs. J. Metcalfe Thomas The Dunes, on the Mrs. David Crawford Clark; for Mrs. J. Metcalfe Thomas The Dunes, on the Mrs. David Crawford Clark; for Mrs. J. Metcalfe Thomas The Dunes, on the Markoc Clark; for Mrs. J. Metcalfe Thomas The Dunes, on the Markoc Clark; for Mr Sag Harbor to Charles Gautier.

hurst Estates a large stone house and garage in Sealy Lane, Cedarhurst, L. I., to W. V. B. Kip; and with Henry Pierson & Co., of Brooklyn, Sunnyside, at Ocean Avenue and Breezy Way, Lawrence, L. I., for Mrs. Charles E. Sherman to Mrs. August Klipstein; for George E. W. Burley The Oaks, at Briarwood Crossing, Cedarhurst, to J. Cheever Cowdin; for Henry Lanthier a cottage at Lawrence Beach, L. L. to cottage at Lawrence Beach, L. I., to Harry M. Billings; for W. A. Winant, Lucerne, at Lawrence Beach, to Mrs. W. H. Osgood, and for J. P. Malone his cottage in Ocean Point Avenue, Cedarhurst, to Captain Harford Willing Hare

New Owner in 53d Street The Payson McL. Merrill Company has sold for John R. Dunlan, 55 East Fifty-third Street, a five-story American basement dwelling, on lot 15x100.5, to a client for occupancy.

Where Association Started

Six Years Ago

The New York Building Managers' Association has moved its headquarters from 31 Nassau Street to larger quarters ters on the third floor of the St. Paul Building.

The move was made necessary because of the increased activities of the association. A large conference room is now available for the use of members. It is significant that the association has returned to the same building in which it had its inception, six years ago, when organized by Bernard E. Martin and a small group of other building managers, who realized the constitution of the street of th

Summit in New Hands Kurz & Uren have sold for a client of George Neiman 185 lots at Murray Hill, near Summit, N. J. This is part of a sub-division. The purchaser proposes to continue the development and sell the property in small parcels.

1130 Franklin av. Bronx, attys, man & G. 35 Nassau st. SAME PROPERTY, Thekla Todrus to and Johanna Tannebaum. 215 Ce Park West, tenants by entirety; \$20,000; May 12; attys, same. East Side MADISON AV. 327, a a 15 to a sell the property in small parcels.

Park Hill House Buver

The home of Kenneth G. McClure, on Glenbrook Avenue, Park Hill, has been bought by Paul A. Wysard. George Howe was the broker.

Investor Buys in Garrison Ave. Alexander Selkin and Carl Jaffe have resold for A. Rappaport and Morris Chachnow the five-story apartment house at 1002 Garrison Avenue, on a Are in Demand plot 45x78x irregular

Recorded Mortgages

West Side

H ST, n s, 275 w 10th av, 200x02; May
(Jas S Herrman to Baker & Williams,
2 Washington st; due Oct 17, 1925;
a per cent. pr mts, \$74,000; atty. Title
arr & T Co, 176 Bway. \$46,000
I ST, 529 W, n s, 25x100.5; May 6;
rrto Bradley et al to Emigrant Instrial Sav Bank; due June 1, 1924; 546
cent; attys, R & E J O'Gorman, 51
ambers st. \$7,000
II ST, s, 100 w Morningside av, runs
\$4.7x s w 104.9x s e 692 n e 100x n w
x n 22.5 to beg; with a t to lease of
W 125th st; p m; April 30, Max
stlack to Okun Bros Garage, 402 W
th st; due May 10, 1921; 5 per cent;
y, Chas H Schwartzman, 132 Nassau
\$7,500

Bronx
I ST, n s. 100 w Elton av, 50x100;

MAD STIP ST. n. s. 100 w Elton av, 50x100;
Mac Lot Holding Co to Augusta L Wurm,
294 East 162d st: pr migs \$75,000; May
10; due July 1, 1225; 6 p. c. atty, E P
Orrell, jr, 256 Broadway. . . . \$8,000
CRESCENT AV, n. s, 129.7 n. e Arthur av,
127.4x irreg; Chas Hensle Realty Co to
Egbert L Brady, 2600 University av;
May 3; due March 24, 1920; 515 p. c;
atty, J J Brady, jr, 529 Cortlandt
av \$1,000

con basement swelling, on loci factors, to a client for occupancy.

Gedney Farms Plot Buyer

The Robert E. Ferley Organization has sold for Kenneth Murchinen has poll of Kenneth Murchinen has polling the poll of Kenneth Murchinen has polling the poll of Kenneth Murchinen has polling the polling the

Outside District It would have been stretching one's

Portman Buys Two Elast
On Seventh Ave. Corner
Parchases the Arcadia and Abelard at St. Nicholas Ave.
Recells 180th St. House
The Arcadia and Abelard at the None house will be greated by the second of the second o

STON ST, 21 W, 8 s, 25x100; p m; 121; Thekla Todrus to Greenwich well and the state of the state

East Side

ST, 8 s, 119:11, e 2d av, 48.1x103.3, 9; Little Sisters of the Assumption, the Emigrant Indust Sav Bank, due 6 1922; 5 per cent; attys, R & E Jornan, 51 Chambers st. \$30,000 MERCY PARK, w s, 26.3 s 21st st, x119; May 12; Ronald C Lee to on Dime Sav Bank, 701 6th av, due int as per bond; attys, Butcher; F, 1 Madison av. \$40,000 k, s w c 57th st, 135.9x106.5x128.3x 5; April 22; Mitchell Samuels 10 erican Trust Co. 115 Bway. 450,000 k AV, s w c 74th st, 102.2x27, p m 9; Electus D Litchheld to Anna Pen, 217 So 10th st, Philadelphia, Paisa per bond; pr mtg, x115,000; atty, 26 Ghar & T. Co. 175 Bway. \$150,000 k AV, s w c 80th st, \$12x20.6; May Julla C Bowne to American Trust 155 Bway; 5 yrs; 5 per cent \$10.000 k AV, s w c 80th st, \$12x20.6; May Julla C Bowne to American Trust 155 Bway; 5 yrs; 5 per cent \$10.000 k AV, s w c 80th st, \$12x20.6; May Julla C Bowne to American Trust 155 Bway; 5 yrs; 5 per cent \$10.000 k AV, s w c 80th st, \$12x20.6; May Julla C Bowne to American Trust 155 Bway; 5 yrs; 5 per cent \$10.000 k AV, s w c 80th st, \$12x20.6; May Julla C Bowne to American Trust 155 Bway; 5 yrs; 5 per cent \$10.000 k AV, s w c 80th st, \$12x20.6; May Julla C Bowne to American Trust 155 Bway; 5 yrs; 5 per cent \$10.000 k AV, s w c 80th st, \$12x20.6; May Julla C Bowne to American Trust 155 Bway; 5 per cent \$10.000 k AV, s w c 80th st, \$12x20.6; May Julla C Bowne to American Trust 155 Bway; 5 per cent \$10.000 k AV, s w c 80th st, \$12x20.6; May Julla C Bowne to American Trust 155 Bway; 5 per cent \$10.000 k AV, s w c 80th st, \$12x20.6; May Julla C Bowne to American Trust 155 Bway; 5 per cent \$10.000 k AV, s w c 80th st, \$12x20.6; May Julla C Bowne to American Trust 155 Bway; 5 per cent \$10.000 k AV, s w c 80th st, \$12x20.6; May Julla C Bowne to American Trust 155 Bway; 5 per cent \$10.000 k AV, s w c 80th st, \$12x20.6; May Julla C Bowne to American Trust 155 Bway; 5 per cent \$10.000 k AV, s w c 80th st, \$12x20.6; May Julla C Bowne to American Trust 155 Bway; 5 per cent \$10.000 k AV, s w c 80th st, \$12x20.6; May Jul West Side

44TH ST, ss. 220 w 25h av. 29x100.4; Margarot A M Gerard to (Pierre) Jean Gerard, of Elmhurst, L I; May 7; attv. R A Gerard, 51 Chambers st. 41 TH ST, 33 W, n s. 23x100.5; Pasquale may 544,000; all liens April 18; attvs. Nardt to Adele V Allen, 162 W 122d st; may 544,000; all liens April 18; attvs. NY T & Mtg Co, 135 Bway. \$100

80TH ST, 322 West, s. 217 w West End av, 22x102.2; Evelyn P Meyrowitz and ano, to George H Church, 1002 Madison av; mtg \$19,000; May 10 attys, T G & T Co, 176 Bway. \$100

88TH ST, 121-27 W, n s, 77x100.8; Charles Flaum to Utility Realty Co, 30 Bast 42d st; b and s, c a g; March 18; atty, Walter M Wechsler, 170 Broadway. st: June 11, 1917, atty, T G & T Co.
176 Bway Same
SAME PROPERTY; James R and Mary F
Martin to same; b and s; June s, 1917,
sativs, same
2507H ST, n e s. 150 n w 2th av, 50x
99.11; Everett Hall to Maynard J Esmay, 170 Dyckman st; all Hens; April
18; attys, T G & Co, 176 Bway \$1

Subscriptions to Realty Drive Still Keep Pouring In

Alfred E. Marling Praises

Coming From Many Sections To Live on "Isle of the Bay"

Moffatt & Schwab, of Tompkinsville, S. I., have sold the property at 5 Bay View Place, Tompkinsville, for Mayer Rosenholz to Arne P. Abrahamsen, of Richmond Hill, L. I. Mr. Abrahamsen expects to take possession of the prop-erty shortly

Assignments of Mortgages

May 9; atty, N Y Title | cost ...

CLINTON AV, w s, 25 n Fairmount pl, 37.6x100; Lyman B Warren to Edw P Larned, 5 Blackburn pl, Summit, N J; atty, L E Wallace, 1467 Bway. \$1.500
STEBBINS AV, 1385; Edw Roblizek to Hy Friedman, 899 Riverside dr; airy, P D Shapiro, 119 Nassau st. \$17.500
COURTLANDT AV s w cor 151st st, 13x 106.7x Hree; Lawyers Title & T co ext, to Lena Scholtz, 966 Forest av Bleyn, atty, J Lehrenkrauss & Son, 353 Fulton et, Bklyn, N Y.

SAME PROPERTY, Lena Scholtz to Martin Krodel, 515 Lefferts av, Bklyn, atty, Grant Squires, \$1,000
FREEMAN ST, 260; Sarah M Wills, admx, to Sarah M Wills, 32x W 101st st, atty, Lawyers Title & T Co, 600 Bway. \$1,5000
FREEMAN ST, 260; Sarah M Wills, admx, to Sarah M Wills, 32x W 101st st; atty, Hatch & Co, 100 Bway. \$1,5000
Tyndail av; atty, Grant Squires, 299
Madison av \$1,5000
Tyndail av; atty, Grant Squires, 299
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Tyndail av; atty, Grant Squires, 299
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Tyndail av; a

More Activity Shown On Public Improvements

Reports Received by Col. Arthur Woods Show a Good Increase in Contracts Awarded

WASHINGTON, May 12 .- According to reports received by Colonel Arthur Woods, Assistant to the Secretary of War, there was a marked improvement contracts for public works.

New Building Plans

May 5, atty, N 1 Tries 139.

15.11 S Kingsbridge rd. 153D ST, s s, 100 e Courtlandt nv. 1-sty brick garage, 50x100; Robert J Meores 16100; May 1; atty, John had, 31 E 200th st, owner; Edw J Byrne, 436 E 158th st, architects 189.

FORECLOSURE SALES

E. Mig Co. 135 Bway.

Stop
DiGNEY AV. c. g. 315.11 S Kingsbridge rd.
50x199; Katharima Bautz. widow. to
Kirsten H & John Anderson, 1710 Putman av; mtge. \$4109, May 1; atty, John
Anderson, 1710 Putnam av.

Stop
UNION AV. cid. w s. at n s Deman pl.
20.9x106, except pt for avenue. Solomon
Balasowsky to Abr Prosk, \$34 Longwood av; mtg. \$12.509; May 3; atty,
Title Guar & T Co, 178 Bway.

\$100

Stop

NEW YORK SUPREME COURT, NEW YORK COUNTY.-Claude W. Moody,

PLATKY, LEON—IN PURSUANCE OF an order of Honorable John P. Conaian, a Surrogate of the County of New York, deceased, to present the state of New York, deceased, to present the state of the state, with vouchers thereof, to the state of the Stryker, her attorneys at No. 27 William Street, in the Borough of Manhattan, in the City of New York, State of New York, one or before the 13th day of November, 1319, next.

WHITESIDE & STRYKER, Attorneys for the court's state of the County of New York, NOTICE is bereby given to all persons having claims against GALBRAITH WARD, late of the County of New York, deceased to present the same with youthers thereof, to present the county of the